042.0	0005	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,224,700 / 1,224,700
					USE VALUE:	1,224,700 / 1,224,700
					ASSESSED:	1,224,700 / 1,224,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLESNES WILLIAM R
Owner 2:	TRAVIS ANNE C
Owner 3:	
Street 1:	21 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RAICHE DANIEL -
Owner 2:	MANN STACEY -
Street 1:	21 WEBSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,465 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1820, having primarily Wood Shingle Exterior and 2345 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6465.000	727,100	6,400	491,200	1,224,700
Total Card	0.148	727,100	6,400	491,200	1,224,700
Total Parcel	0.148	727,100	6,400	491,200	1,224,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 522.26 | /Parcel: 522.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 29481
GIS Ref:
GIS Ref:
Insp Date: 04/11/17

!3580!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0005-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	725,700	6400	6,465.	491,200	1,223,300	1,223,300	Year End Roll	12/18/2019
2019	101	FV	549,600	6400	6,465.	521,900	1,077,900	1,077,900	Year End Roll	1/3/2019
2018	101	FV	549,600	6400	6,465.	380,600	936,600	936,600	Year End Roll	12/20/2017
2017	101	FV	549,600	6400	6,465.	331,500	887,500	887,500	Year End Roll	1/3/2017
2016	101	FV	549,600	6400	6,465.	282,400	838,400	838,400	Year End	1/4/2016
2015	101	FV	512,600	6400	6,465.	276,300	795,300	795,300	Year End Roll	12/11/2014
2014	101	FV	512,600	6400	6,465.	227,200	746,200	746,200	Year End Roll	12/16/2013
2013	101	FV	512,600	6400	6,465.	216,100	735,100	735,100		12/13/2012

PRINT

Date	Time
12/10/20	18:47:53

LAST REV

Date	Time
05/05/17	10:38:32
ekelly	
3580	

USER DEFINED

Prior Id # 1:	29481
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAICHE DANIEL,	57126-325		7/12/2011		826,000	No	No		
NYBERG JONATHAN	45748-484		7/29/2005		777,000	No	No		
AHERN ROBERT &	44098-432		11/15/2004		570,000	No	No		
AHERN ROBERT J	22107-565		6/9/1992			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2016	371	Redo Kit	77,000					remod kitch and mu
2/22/2006	113	Add Bath	30,000	C		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2017	Measured	DGM	D Mann
4/11/2017	Left Notice	DGM	D Mann
4/11/2017	Permit Visit	DGM	D Mann
6/27/2012	Measured	JBS	JOHN S
10/12/2011	MLS	EMK	Ellen K
4/27/2009	Measured	372	PATRIOT
11/18/2005	MLS	MM	Mary M
2/27/2005	MLS	MM	Mary M
2/10/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6465		Sq. Ft.	Site		0	80.	0.95	1									491,159						491,200	

Total AC/HA: 0.14842 | Total SF/SM: 6465 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 491,159 | Spl Credit | Total: 491,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1820	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	P		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09776115
Const Adj.:	1.09335613
Adj $ / SQ:	156.032
Other Features:	132823
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	762144
Depreciation:	35059
Depreciated Total:	727085

COMMENTS

OLD INTERIOR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

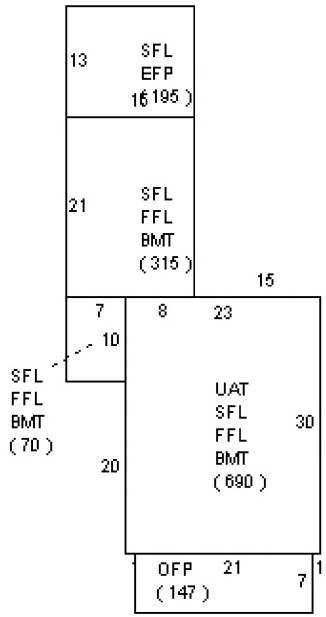
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,270	156.030	198,160
BMT	Basement	1,075	46.810	50,320
FFL	First Floor	1,075	156.030	167,734
EFP	Enclos Porch	195	45.030	8,781
UAT	Upper Attic	173	62.410	10,766
OFP	Open Porch	147	30.310	4,456

Net Sketched Area:	3,935	Total:	440,217
Size Ad	2345	Gross Are	4452	FinArea	2345
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	207.52
Special Features:	0	Val/Su Net:	184.78
Final Total:	727100	Val/Su SzAd	310.06

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0005-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	GD	1930	20.68	T	30	101			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400